

Park Row

The proactive estate agent



Parklands, Castleford, WF10 4HY

Offers Over £70,000



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Lead In

This well-presented two-bedroom apartment is situated within a local authority block in the heart of Castleford and has been thoughtfully designed to maximise both space and storage throughout.

Access to the development is via a secure electronic entry system, operated by code or intercom, providing added peace of mind. Once inside, residents benefit from dedicated storage rooms for each apartment. The property itself is located on the top floor, accessed via a communal staircase.

Internally, the apartment offers two generously sized bedrooms, a spacious lounge, a fitted kitchen, and a bathroom, making it an ideal purchase for first-time buyers or investors alike.

The location is highly convenient, being within easy walking distance of Castleford town centre. Excellent transport links are nearby, including train, bus, and motorway networks, making it perfect for commuters.

Externally, there is on-street parking available, along with the option to rent a garage through Wakefield Council (subject to availability).

The property is leasehold, with further lease details available upon request, and is managed by Vico Homes.

Hallway

6'11" x 5'12" (2.10 x 1.82)

Access to the kitchen, living room, both bedrooms and the house bathroom. Wood effect flooring. Central heated radiator.

Living Room

13'1" x 14'4" (3.99 x 4.36)



Carpeted throughout. Central heated radiator. Two UPVC double glazed windows.

Kitchen

6'11" x 14'4" (2.10 x 4.38)



Modern range of high and low level kitchen base units with integrated appliances including oven with electric hob. Option to reconnect plumbing for washing machine. Space for fridge and dishwasher. Sink with drainer and chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed window.

Bedroom One

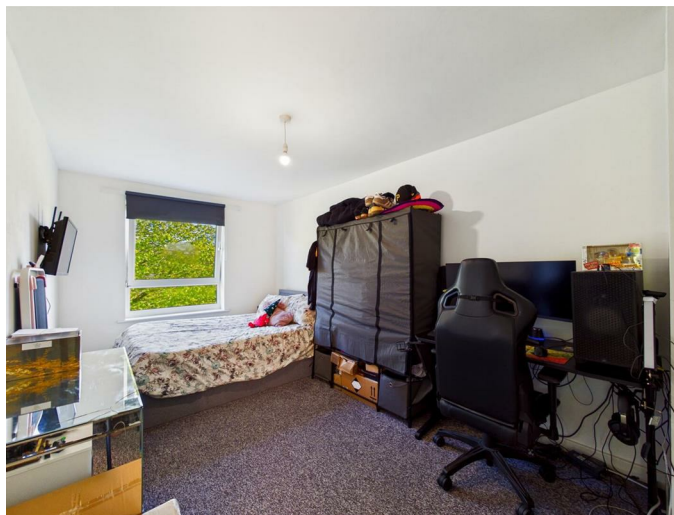
12'12" x 9'12" (3.96 x 3.04)



Carpeted throughout. Central heated radiator. UPVC double glazed window.

Bedroom Two

16'6" x 8'6" (5.04 x 2.60)



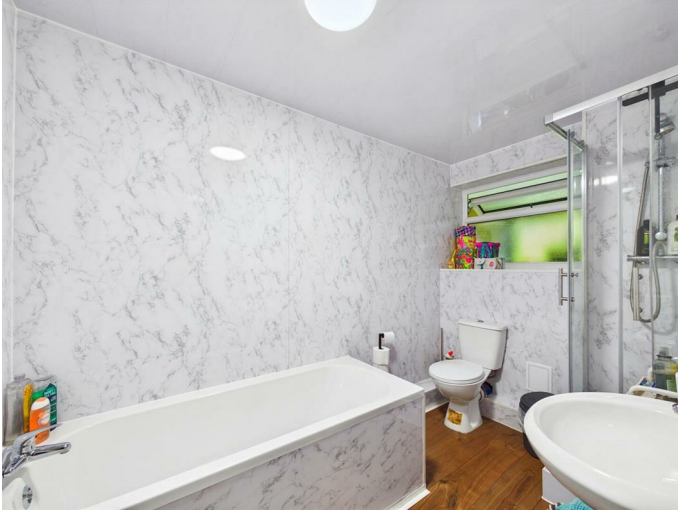
Carpeted throughout. Central heated radiator. UPVC double glazed window.

Bathroom

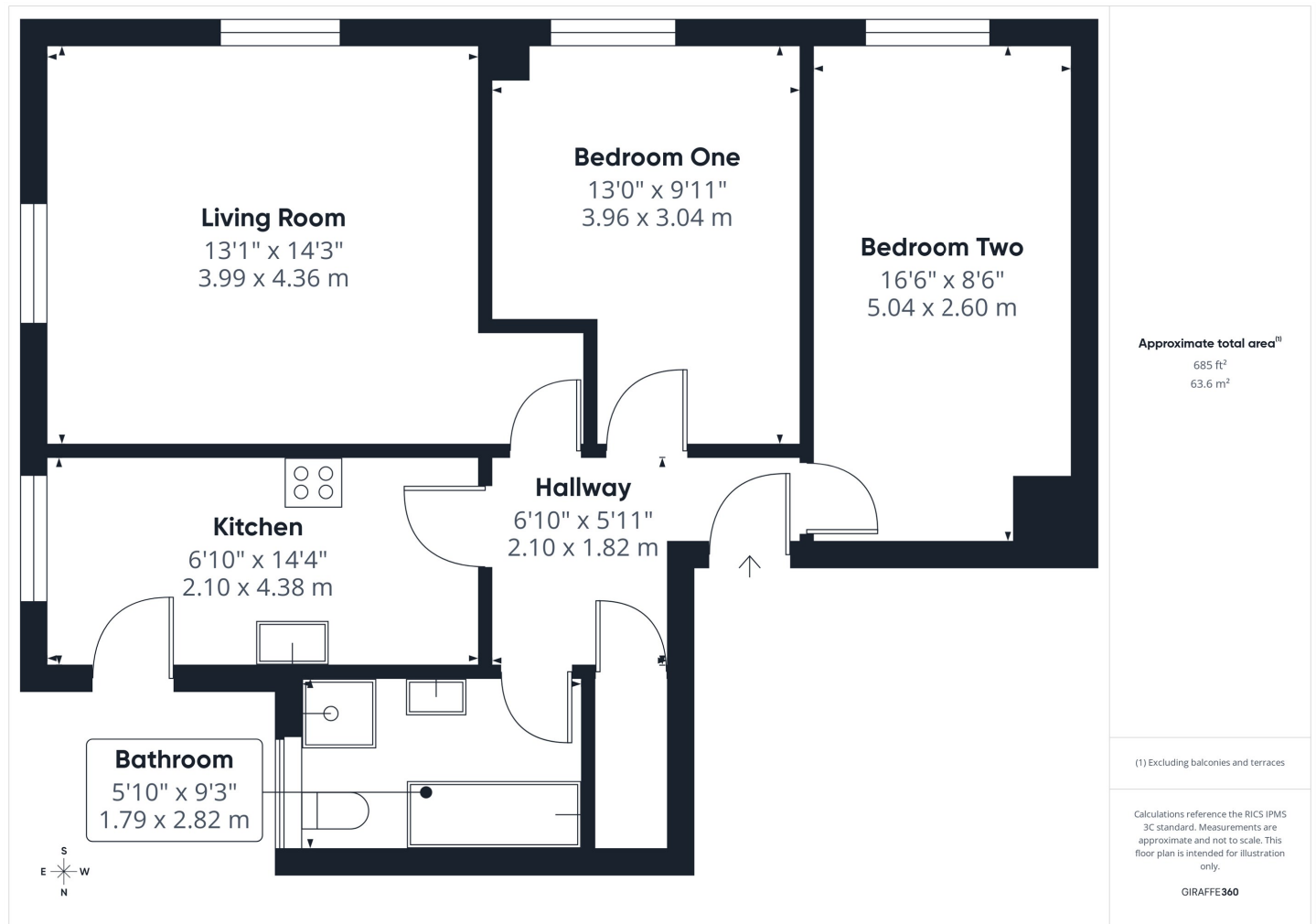
5'10" x 9'3" (1.79 x 2.82)



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White suite comprising of panel bath with chrome taps over. WC with low level flush. Shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Not energy efficient - higher running costs	Current	Potential	Not environmentally friendly - higher CO ₂ emissions	Current	Potential
82-91 A			82-91 A		
72-81 B			72-81 B		
62-71 C			62-71 C		
52-61 D			52-61 D		
42-51 E			42-51 E		
32-41 F			32-41 F		
22-31 G			22-31 G		
1-21			1-21		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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